

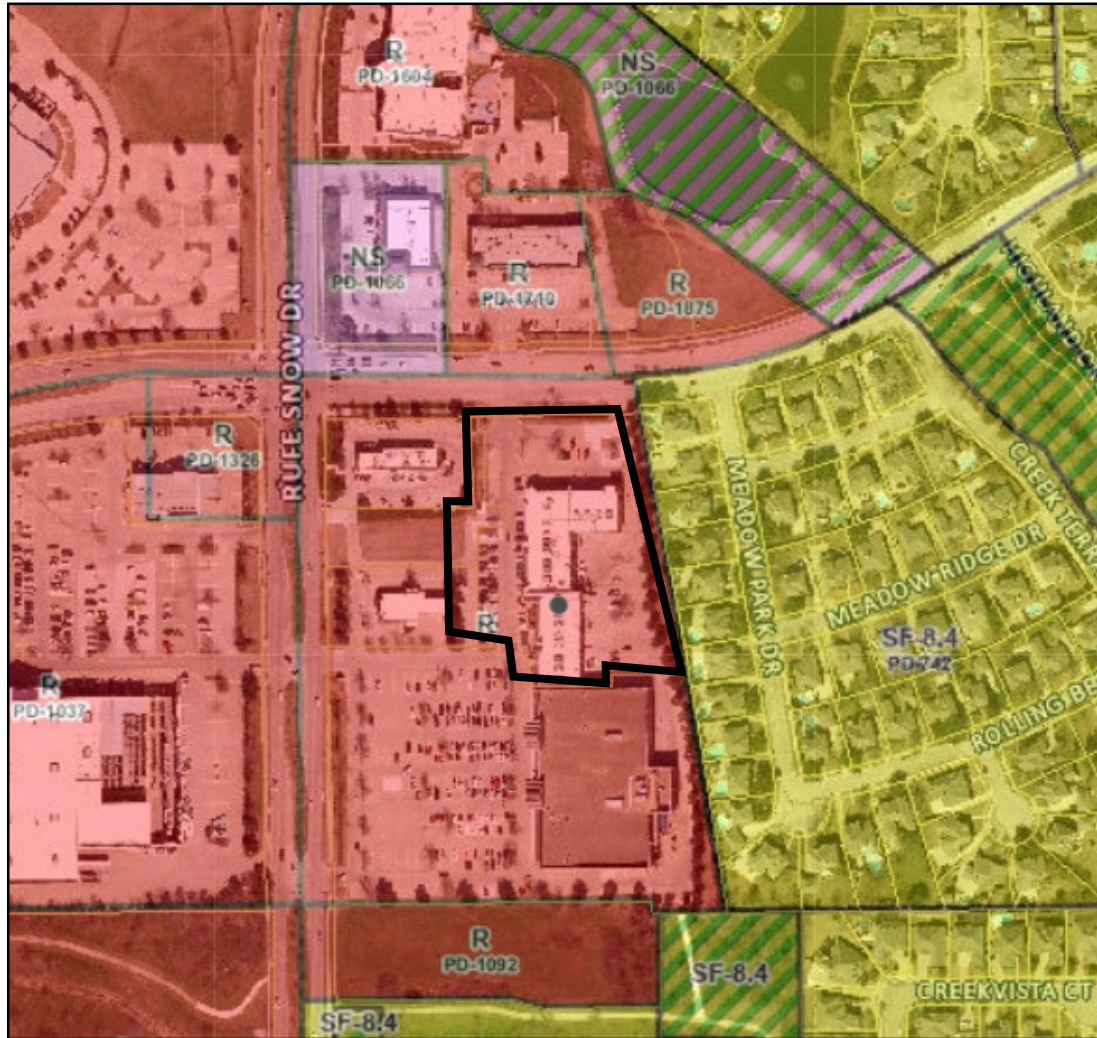
## Item H-4

**PUBLIC HEARING:** Consider an ordinance approving a Specific Use Permit (SUP) for Glam Bam Paws, a proposed 'pet grooming' facility to occupy a 1,050 square-foot lease space within a 31,630 square-foot multi-tenant building, situated on a 3.477-acre tract of land, located on the east side of Rufe Snow Drive, approximately 400 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned Retail (R), located at 2041 Rufe Snow Drive Suite 317. Whitestone Keller Place, owner. Vanessa Lockett, applicant. (SUP-21-0002)



# Item H-4

## Zoning Map



Zoned:  
Retail



## Aerial Map



## Item H-4

- Glam Bam Paws (the Applicant) proposes to occupy the 1,050-square-foot lease space as a pet grooming facility. The business is planning to remodel the interior including new flooring and paint.
- In July 2015, the Unified Development Code was amended to require a Specific Use Permit for pet grooming uses in the Retail Zoning District.



## Item H-4



**Hours of Operation:**  
Open Tuesday through  
Saturday 8 a.m. to 4 p.m.  
(by appointment only)

**Employees:**  
One; however, the applicant  
plans to hire another  
employee within four to six  
months of opening.

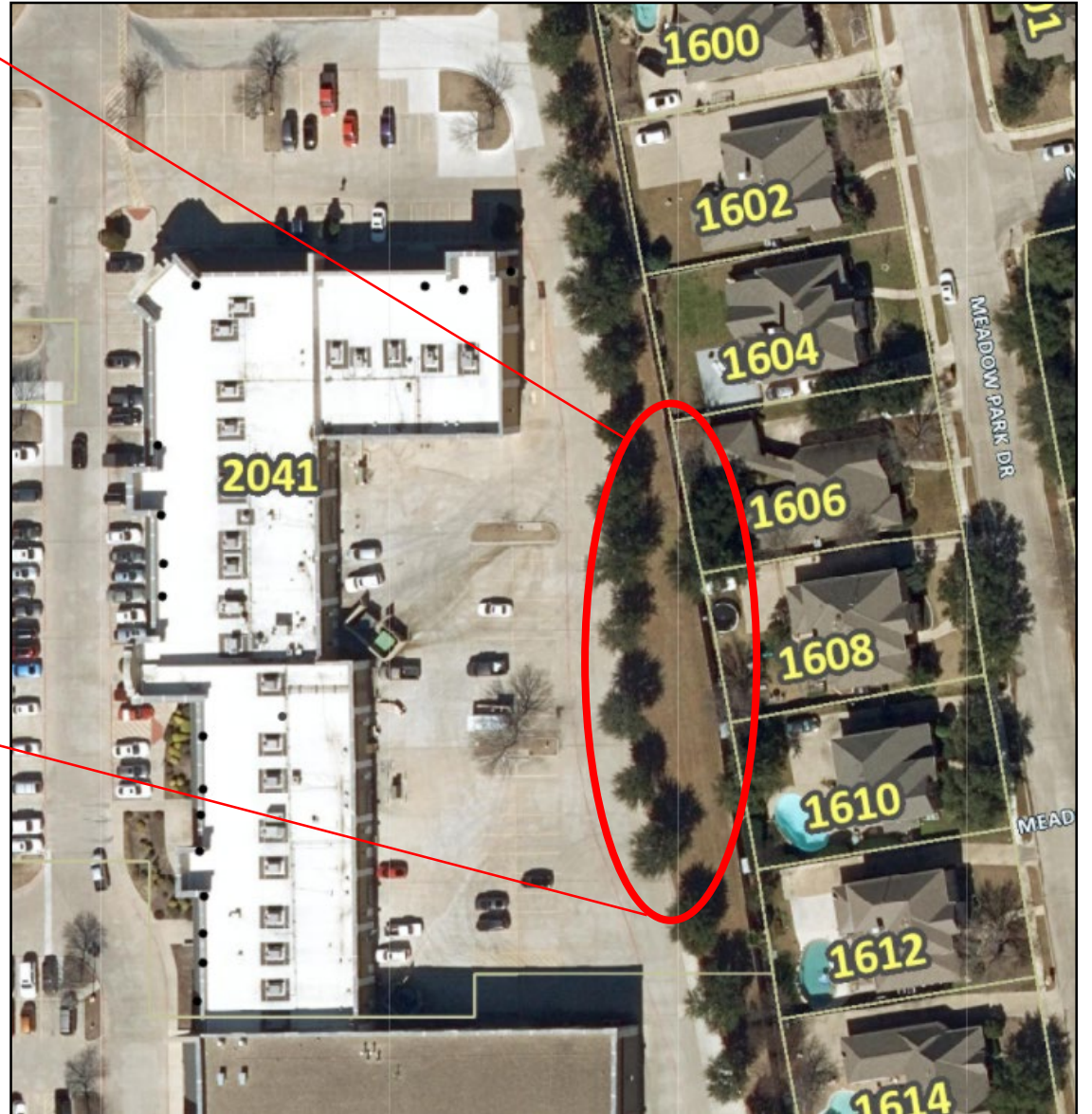




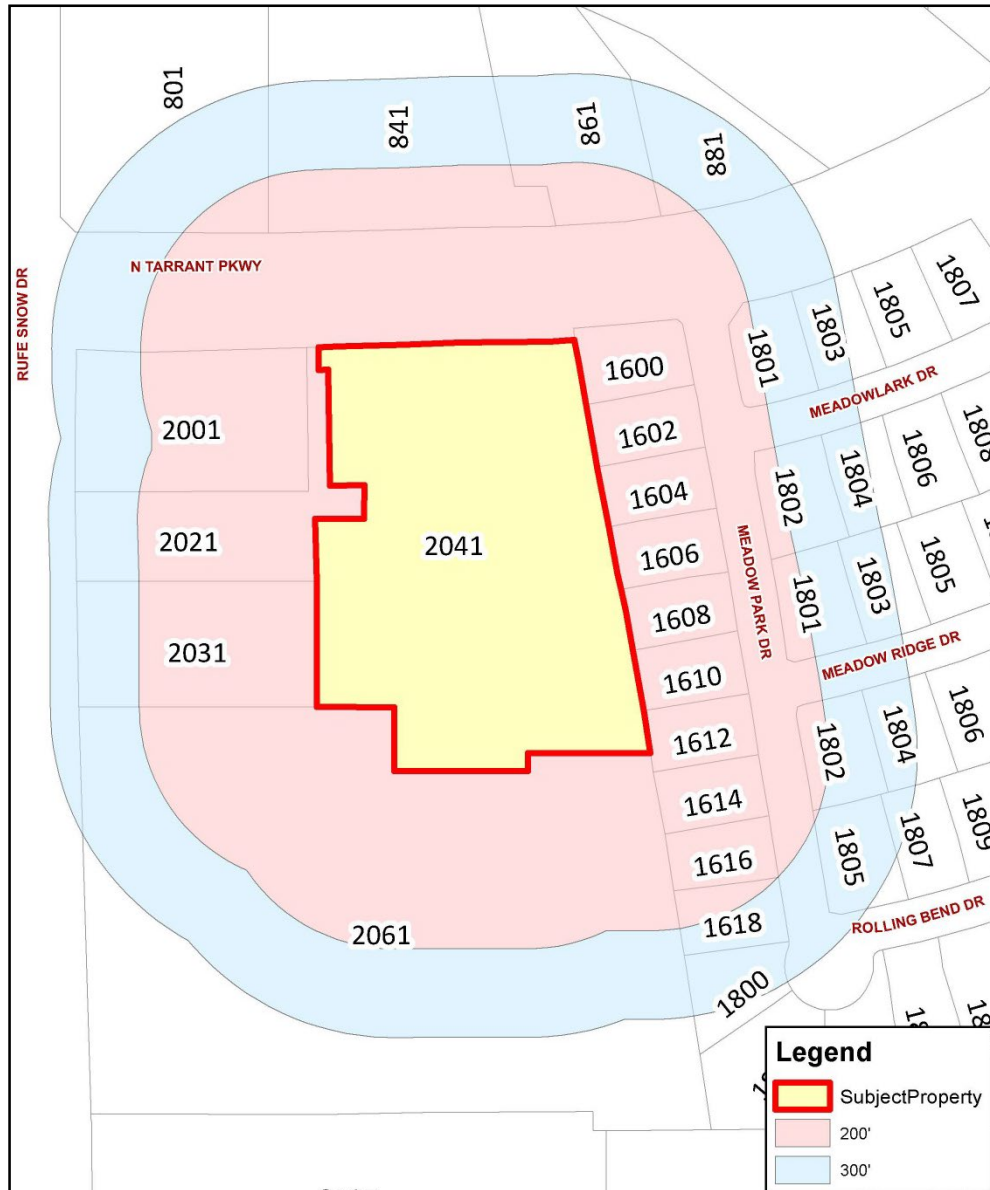
## Item H-4



The owner of the strip center offered to allow Glam Bam Paws to utilize the green buffer for walking dogs, if necessary.



## Item H-4



On Feb. 11, 2021, the city mailed out 28 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

As of today, staff has not received any comments either in support or opposition from the public.



## Item H-4

Section 8.02 (F)(2) of the UDC states that when considering a SUP request, the Planning and Zoning Commission and City Council shall consider the following factors:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
3. The nature of the use is reasonable and appropriate in the immediate area;
4. Any negative impact on the surrounding area has been mitigated; and
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

## Item H-4

On Feb. 23, 2021, the Planning and Zoning Commission voted 6-1 to recommend City Council approve the SUP request.





## Item H-4

The City Council has the following options when considering a Specific Use Permit:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?**  
**Julie Smith**  
**817-743-4128**

Excellence • Integrity • Service • Creativity • Communication